

**CITY OF ROCKVILLE PLANNING DIVISION  
STAFF REPORT**

October 17, 2001

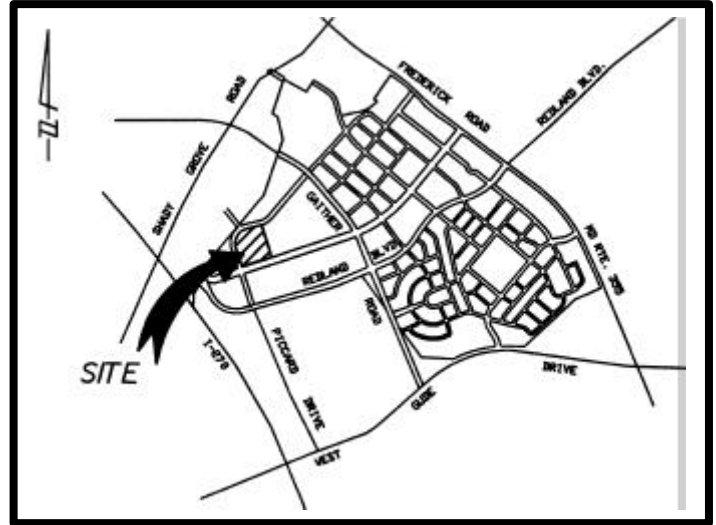
**SUBJECT:** Detailed Application CPD2001-002AC for  
Comprehensive Planned Development  
CPD1995-0002, King Farm

**Applicant:** King Farm Associates  
8330 Boone Boulevard  
Vienna, VA 22182

**Owner:** King Farm Associates, LLC

**Date Filed:** June 13, 2001

**Location:** A portion of the King Farm development within the Irvington Centre, at the northeast corner of the intersection of King Farm Boulevard and Piccard Drive.



**REQUEST:**

The applicant seeks detailed (final) approval for a 245,343 square foot office building and a six level parking structure on 8.02 acres of land at the northeast corner of the intersection of King Farm Boulevard and Piccard Drive. Total square footage includes the following:

- 219,680 square feet of office
- 10,000 square feet of retail
- 15,663 square feet of conference and fitness space

**PREVIOUS RELATED ACTIONS:**

- CPD95-0002, Concept Plan Application for Comprehensive Planned Development approved by Mayor and Council, July 8, 1996.
- CPD96-002A through CPD2000-002AB, Detailed Plan Applications for Comprehensive Planned Development for Phase I, II and III of the King Farm development. The Planning Commission approved all of the applications.

## RELEVANT ISSUES

In reviewing the application, the following issues emerged and have been addressed:

- Detailed approval is for this building and associated parking and the Terminus Park only, and not for any other office buildings shown on any plan. They are shown for reference and to examine the relationship between buildings and the proposed open space.
- The layout and design of the relocated HOA open space parcel, as identified on the Concept Plan which is now referred to as the "Terminus Park."
- Redland Boulevard connection to King Farm Boulevard has been added.

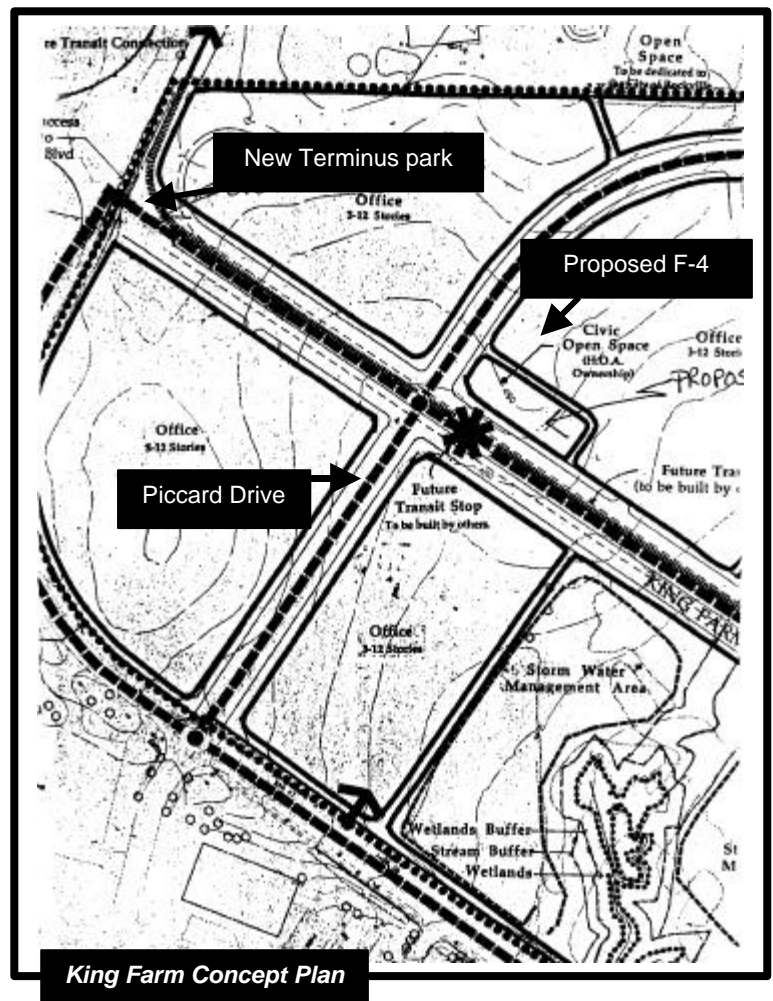
## ANALYSIS

### Background

In July of 1996, the Mayor and Council approved Concept Plan Application CPD95-0002, thereby authorizing development of the 430-acre King Farm as a major mixed-use development containing up to 3.2 million square feet of office space, 3,200 housing units and 125,000 square feet of neighborhood retail space. The tract is in the O-3, Restricted Office Zone, where a Comprehensive Planned Development is a voluntary optional method of development.

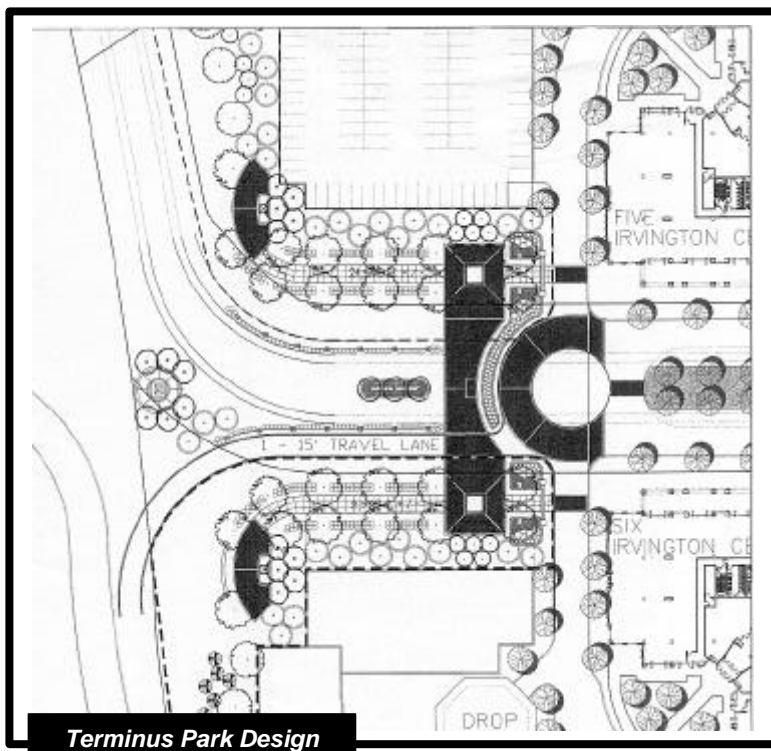
### Property Description and Proposal

The subject property is located on 8.02 acres of land on the northeast corner of the intersection of King Farm Boulevard and Piccard Drive. This is an area towards the end of King Farm Boulevard within Irvington Centre, where the Concept Plan has designated the land use as commercial office. It must be noted that the specific location of this office building is located on a 1.5-acre parcel that the approved Concept Plan has shown as office and Civic Open Space. As part of this application, the Applicant is proposing to relocate the open space to the end, or terminus, of King Farm Boulevard, which is located within the general vicinity of this application. The Applicant proposes an area of open space that is larger than the original Concept Plan showed, and it has been



presented to Staff as a formal terminus to King Farm Boulevard. In addition, this area will accommodate a one-way extension of Redland Boulevard that will connect to King Farm Boulevard.

The Planning Commission is required to find that a detailed application is generally consistent with the Concept Plan. If determined to be a substantial deviation from the Concept Plan, the application would require an amendment of the approved King Farm Concept Plan by the Mayor and Council. Staff believes that this request is not a substantial deviation from the Concept Plan, given the relocation of the area within the same general vicinity and the enlarged parcel size being provided. In addition, the subject office building of this request is adjacent to a proposed Corridor Cities transitway stop. The general area around this stop is more appropriate for office development to facilitate the transit and pedestrian goals of King Farm and the City. The Concept Plan allows for minor modifications, and Staff feels that this is indeed a minor, and appropriate, modification.



Adjacent to the site on the east is a stream and its corresponding buffer that is part of the approved Forest Conservation/reforestation area. To the south of the site is King Farm Boulevard and to the west, Piccard Drive. To the north of the site is vacant land that is to be part of future office applications, as well as an area to be used to add on to the parking structure that is part of this application in the future. A second phase of the parking structure will facilitate additional parking for future office buildings within the Irvington Centre. This area is directly adjacent to the proposed parking structure, and is shown as part of this application. In addition, there is an area consisting of 135 surface parking spaces are being provided as part of this application. This area will eventually be the location of the F-8

office building, and the parking will be amended, as previously mentioned. All office buildings and associated parking that are not associated with this application will require a separate Detailed Application to cover new development and amendments to the parking.

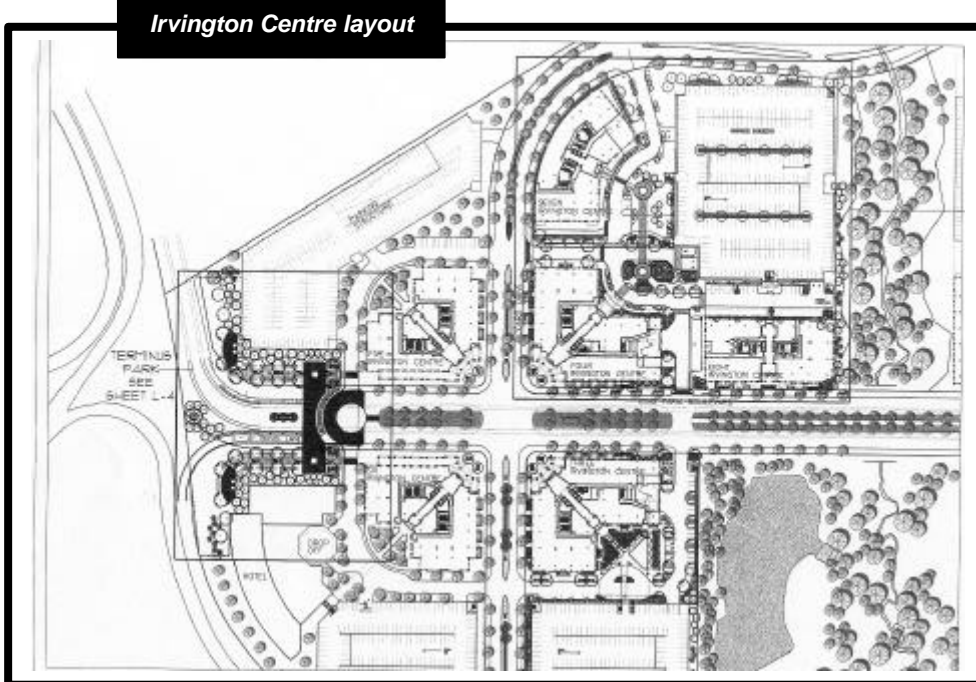
King Farm Boulevard is proposed to continue slightly west of this site, before reaching its terminus near I-270. Within the center median of King Farm Boulevard is the proposed Corridor Cities transitway, which runs the length of King Farm Boulevard. At the terminus of King Farm Boulevard, the transitway currently turns north and exits the property. This application shows, although conceptual at this point, a transit stop on King Farm Boulevard directly to the east of the intersection with Piccard Drive. Before the advent of the light rail, the transitway may possibly accommodate buses. This transit stop would function as a stop for these buses when implemented.

The applicant has proposed construction of a six-story office building containing approximately 245,343 square feet of gross floor area. Included in this figure is 10,000 square feet of retail, which is likely to

take the form of a restaurant, as well as 15,633 of conference space and a fitness center. In addition, there is a six-level parking structure associated with the building. Only three of the six levels will be visible above ground adjacent to the building. The retail/restaurant uses will face King Farm Boulevard, with the building having an outdoor seating area and landscaped terrace. This is consistent with the Concept Plan's recommendation that major building facades be oriented to the King Farm Boulevard frontage to help provide a lively and attractive pedestrian experience along this major street.

The parking garage contains 984 spaces and is proposed to be adjacent to King Farm Boulevard and a stream buffer area. There is minimal surface parking associated with this site. In addition, there is an

attractive landscape feature and entranceway on the northeast corner of the building, on the interior of the site. Vehicular access to the site is from Piccard Drive and King Farm Boulevard and will lead to the surface parking areas and interior entranceway, which will in turn allow access to the parking garage.



Boulevard, with the corner of the building oriented toward King Farm Boulevard and Piccard Drive. This corner will be the major entry focus of the building. The bulk of pedestrian traffic not associated with cars parked on the site is expected to use King Farm Boulevard. Sidewalks will lead directly to the office building from King Farm Boulevard and Piccard Drive, as well as the rear entry area between the building and the garage. In addition, pedestrian and bike connections will be made.

This proposal meets the setback requirements for CPDs in general and those that were adopted as part of the Concept Plan approval. Parking structure setbacks are waived completely when abutting land is zoned commercial, while building setbacks are 100 feet from the boundary of the CPD. This office building and parking structure is over 500 feet from the boundary of the CPD.

As required for all developments in Rockville, the applicant will be placing the electrical transformer and all other such equipment below grade.

## Architecture

The building will be independent from the parking garage, but will share the same design vocabulary and building material palette, with complimentary scale and massing. Though only six stories (approximately 75 feet) in height, the verticality will be emphasized by use of tall slender window bays and precast building fins. Preliminarily, building materials will consist of light buff colored precast

concrete and blue/green, clear glass. The design theme of the structures will wrap the building completely so that there will be no “back” side to the building. Building design elements and materials will be repeated on all four sides of the freestanding parking garage. As noted above, pedestrian circulation is oriented toward King Farm Boulevard, as required in the Concept Plan. As previously discussed, the main building entrance will be adjacent to King Farm Boulevard, with outdoor dining and retail uses also being accessed directly from King Farm Boulevard. The architecture of the main entrance is curvi-linear, with the same design palette and materials being used for carrying the theme of the architecture throughout the different elements. This building will match the previously approved F-3 office building on the opposite corner.

As required by the Resolution of Approval of the Concept Plan, the Mayor and Council were presented with the schematic design proposals for the buildings and site layout on October 3, 2001. In addition, the modifications to the open space plan were highlighted. There were no comments, and the Mayor and Council seemed to be comfortable with the building design and open space concept..

### **STAFF RECOMMENDATION**

Approval is recommended, subject to the following conditions:

1. Submission, for approval by the Chief of Planning, of eleven (11) copies of the site plan, revised according to Planning Commission Exhibit A.
2. Submission, for approval by the Department of Public Works (DPW), of the following detailed plans, studies and computations:
  - a. Stormwater Management (SWM) concept plan.
  - b. Sediment control plans.
  - c. Public Improvement plans (storm drain and paving, street tree and lighting).
  - d. Any additional notes on the plans.
  - e. Flood plain variance request as required.
3. Bonds be posted and permits obtained from DPW and WSSC.
4. Submission for the approval of the Chief of Planning, of 11 copies of a Landscape Plan that is revised according to Planning Commission Exhibit B.
5. Any other notes indicated on Exhibit A.
6. Applicant shall construct Piccard Drive to Gaither Road prior to issuance of a building permit.
7. Applicant will construct a one-way extension of Redland Boulevard to connect to King Farm Boulevard prior to issuance of Occupancy Permit.

8. A Final Forest Conservation Plan for the stream buffer adjacent to this area must be submitted with this application. Reforestation for the stream buffer area must be concurrent with development of this site.
9. Applicant must provide access paths across parking lot island (site of future building F-7).

## **TRANSPORTATION**

### **Traffic**

In accordance with the transportation improvement plans that were approved during the Concept Plan Phase, some off-site transportation improvements will be necessary to accommodate the proposed development. All off-site improvements will be at the cost of the developer, and will come out of the \$1.25 million set-aside during the Concept Phase for these improvements. One of the primary improvements recommended is the intersection of Shady Grove Road and Choke Cherry Road, as well as the extension of Choke Cherry Road onto the King Farm. Currently, Choke Cherry Road is a one-block long, dead-end street on the east side of Shady Grove Road. In order to provide relief for the great number of vehicles now using the Gaither Road/Shady Grove Road intersection, Choke Cherry Road is planned for extension to connect into the King Farm at future Piccard Drive. The City is actively involved at this time in acquiring the right-of-way, and engineering work has been done on the extension.

In order to accomplish the above off-site improvements Piccard Drive must be connected to Gaither Road so that vehicles leaving the office buildings can access Choke Cherry Road and ultimately reach Shady Grove Road and I-270 northbound. The entire length of Piccard Drive from King Farm Boulevard to Gaither Road has been approved by the Planning Commission through two Detailed Applications, with final construction of Piccard Drive from Choke Cherry Road to Gaither Road required before issuance of any Occupancy permits related to this application.

In addition to the above, it is also a requirement of this application that Redland Road be connected to King Farm Boulevard. This is in order to improve circulation, minimize future congestion on Redland Boulevard, and provide a means of ingress/egress to the two-acre Malasky Tract adjacent to King Farm. Due to State Highway Administration (SHA) requirements and restrictions, the Redland Boulevard connection to King Farm Boulevard will be one-way.

In addition to these physical improvements, a Transportation Demand Management Program (TDM) has been submitted to Staff, as required by the Resolution of Approval for King Farm. Staff has been working with the Applicant to develop the TDM plan, and at the time of this report, only minor implementation details need to be finalized. The Resolution of Approval for King Farm required a TDM plan be implemented once approved office and residential density dictated. It has been established that the threshold of development has reached the point that a TDM plan is required. The Chief of Planning will ultimately approve the TDM with input from the Planning Commission.

## **Parking**

All of the uses combined with this application require 955 spaces. This application proposes a total of 986 spaces. Parking will be provided in the form of 135 surface spaces and the balance provided in the garage. This total includes 20 handicap accessible spaces.

The parking garage associated with this application will be connected to the office building via an at-grade pedestrian walkway, which in turn leads to the main corridor of the building. There is a drive aisle between the garage and the building that will provide site circulation, and contain special decorative paving.

## **Pedestrian Access and Bicycle Paths**

Pedestrian access will be provided from the King Farm Boulevard, Piccard Drive, and the interior of the site. Bike access will be provided from these streets as well. In addition, the parking garage will contain bike lockers for the storage of bicycles.

## **Transit**

The City is working with the Applicant and Montgomery County to create the most functional bus transit routes through the community. In addition, there is a programmed transitway stop adjacent to this building that is part of the provided right-of-way of the Corridor Cities Transitway alignment. Ultimately, this transit stop will be part of the light rail service, but may be used as a bus stop in the interim. This transit stop, as well as a stop near the Village Center will serve as the focal point of transit services within this development.

## **STORMWATER MANAGEMENT**

The Stormwater Management Concept Plan has been submitted and conditionally approved by the Department of Public Works. Only water quality treatment will be required on-site. Water quantity will be handled through the use of the adjacent Piccard Pond stormwater facility to the south of the proposed office site across King Farm Boulevard. Piccard Pond is adequate to provide control for this site.

## **LANDSCAPING**

A landscape plan for this development has been submitted and is under review per the requirements of condition number four (4) noted above. It is worthy of note that, as discussed earlier within this report, that an HOA open space parcel has been relocated as part of this application. The relocated open space has been provided at the end, or terminus of King Farm Boulevard. A landscaping plan has been provided to outline the tentative layout of this park. The landscaping plan will meet the provisions of condition four (4) above.

## **Forest/Tree Preservation**

See condition number four (4).

## **Equipment Screening**

All of the electrical transformers for this site will be provided underground. All transformers or telecommunications equipment is required by the City of Rockville to be placed underground. Any equipment that the Applicant proposes to place above ground must be approved in accordance with the submission and approval of a waiver of the city's underground utility requirements. This waiver must be approved by the City of Rockville Planning Commission.

## **MAYOR AND COUNCIL COMMENTS ON SITE DESIGN AND ARCHITECTURE**

As per the Concept Plan and Resolution of approval for King Farm, the Mayor and Council reviewed this application, without further public hearing, to comment on the architecture and site design. The Mayor and Council expressed no concern over the site design, architecture, or open space modifications.

## **ART IN PUBLIC PLACES**

King Farm has contributed \$4,500 to the Cultural Arts Commission for the fabrication and installation of artwork within the King Farm Park.

## **STAFF COMMENTS**

This application is consistent with the approved Concept Plan, and staff recommends approval subject to the conditions listed earlier. Staff finds that the layout of the site, the architecture and the scale and massing are functional and appropriate and is within the spirit of the Concept Plan. The architecture associated with this building and garage as it relates to other buildings constructed and proposed, and will create a significant presence on King Farm Boulevard

It is Staff's opinion that the site will relate well to the Irvington Centre development of King Farm and the types of buildings located along King Farm Boulevard. Staff endorses this application as meeting the full intent of the approved Concept Plan and the accompanying resolution. Staff also believes that the relocated Civic Open Space is not a substantial deviation from the approved Concept Plan.

## **NOTIFICATION**

Notices were sent to approximately 900 residences and businesses.

## **APPROVAL LIMITATIONS**

Section 25-193(d) of the Zoning Ordinance requires that **construction or operation must commence within two (2) years of the date of this decision or application approval shall expire.**

If the applicant can show just cause, a maximum of two (2) time extensions may be granted by the Planning Commission, each not to exceed one year. However, time extensions are not automatically approved, and sufficient detail and justification will be required in order for the Planning Commission to consider granting an extension.

## **CONCLUSION**

It is Staff's opinion that this application is consistent with the approved Concept Plan approved by the Mayor and Council for this area of King Farm. As a result, staff recommends approval of Detailed Application CPD2001-002AC.

### **Attachments:**

1. Site Plan of F-4
2. Ultimate Site Layout and Design
3. Terminus Park Concept
4. Terminus Park Landscape Plan
5. Irvington Centre Conceptual Layout
6. Elevations
7. Parking Garage Elevations